



Tioga County Industrial Development Agency
March 4, 2020 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, A. Gowan, T. Monell, M. Sauerbrey, J. Ward, E. Knolles

Absent:

Excused:

Guests: C. Curtis, C. Haskell, L. Tinney, G. Lohmann, K. Flesher, S. Hartwig, E. Jardine

Privilege of the Floor: George Lohmann, Keith Flesher, Skip Hartwig
Town of Berkshire Recreational Park Access
[Park schematic](#)
[Cost estimate](#)
[Private Crossing](#) & [Approach](#)

Approval of Minutes

- A. [February 5, 2020 Regular Meeting Minutes](#)

Financials

- A. [Balance Sheet](#)
- B. [Profit & Loss](#)
- C. [Transaction Detail](#)
- D. [Town & County PILOT Disbursements](#)

ED&P Update: L. Tinney

Project Updates: C. Curtis

- A. Owego Gardens II
- B. Agriculture Value Chain Study – USDA RDBG Application in progress
- C. Broadband – Southern Tier Network – Funding Application submitted to ESD

New Business: C. Curtis

- A. [Zoning Change Request](#)
- B. RBEG Equipment Lease Program
- C. [FOIL Request](#)
- D. Railroad Insurance
- E. RDBG USDA Application \$250,000 – New York Main Street Funding
 - 1. [New York Main Street Target Map](#)
 - 2. [New York Main Street Target Properties](#)



Old Business: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. Insero&Co
2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. Nothing to report
3. Finance Committee: J. Ceccherelli, A. Gowan, K. Gillette
 - a. Nothing to report
4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, J. Ceccherelli
 - a. Nothing to report

PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update: C. Curtis

1. V&S New York Galvanizing - \$603,813.92 / Allowable \$671,200
 - a. [Request Letter](#)
2. Best Buy - \$399,226.50/ Allowable \$1,028,429
3. Spencer-Tioga Solar - \$697,137.75/ Allowable \$672,986
 - a. [Final Report](#)
 - b. [Request Letter](#)

B. Agency Fee Installments

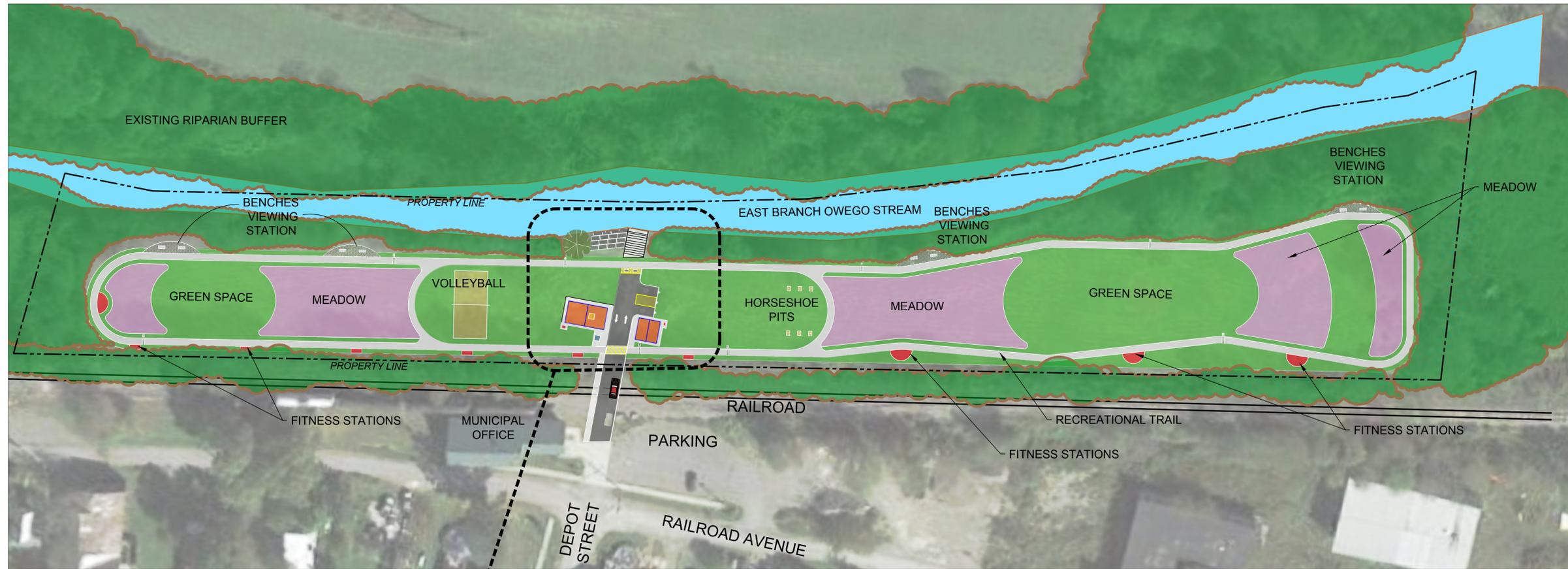
1. Tioga Downs Phase 1 – installments paid in full
2. Crown Cork & Seal – 4 annual installments remain due – total \$168,000

Motion to move into Executive Session pursuant to Public Officers Law Section 105

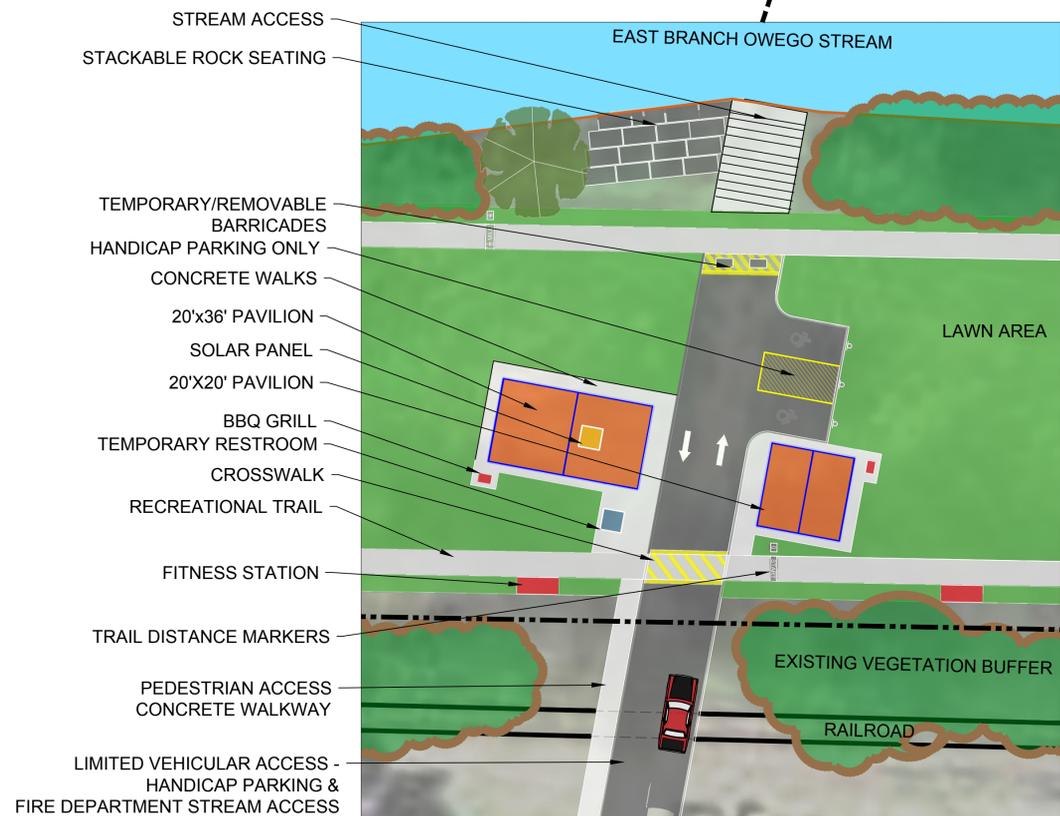
Next Meeting: Wednesday April 1, 2020

Adjournment

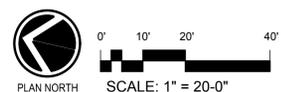
BERKSHIRE RECREATIONAL TRAIL



PLAN VIEW - TOWN PLOT SITE



ENLARGEMENT PLAN



BENCH SEATING WITH VIEWS - LEISURE LAWN AREAS



ASPHALT RECREATIONAL TRAIL



MEADOW



TRAIL FITNESS EQUIPMENT



STREAM ACCESS WITH STACKABLE ROCK SEATING



PAVILION



TOWN OF BERKSHIRE RECREATION COMMITTEE

Seal	Phase SCHEMATIC DESIGN
	Project No. 2019.454.001
	Date 2020.01.15

Drawing Title
 SCHEMATIC DESIGN & ILLUSTRATIONS

Drawing No.
SC-002

TOWN OF BERKSHIRE CREEKBANK TRAIL

Schematic Design Probable Cost Estimate Summary

18-Feb-20

<u>Mobilization & Site Prep</u>	<u>Costs</u>	<u>P-1 Sub Total</u>	<u>Sub Total</u>
Mobilization/Demobilization	\$6,077	\$4,558	
Contractor Survey & Stakeout	\$1,176	\$882	
*Subtotal:	\$7,254	\$5,440	

<u>SITE IMPROVEMENTS</u>	<u>Total Costs</u>	<u>Phase 1 Costs</u>	<u>Option</u>
Large Pavilion	\$29,448	\$29,448	
Small Pavillion	\$22,483		
Fitness Stations (3 total)	\$9,915		
Grills	\$1,024	\$666	
Electric Conduit Option -Excludes RxR Coordination/permits etc.	\$4,460		
Solar Lighting- Option		\$5,000	\$5,000
Phase 1 Landscaping	\$1,981	\$1,981	
Phase 2 Landscaping	\$4,464		
Phase 3 Landscaping	\$9,678		
Recreational Trail Phase 1 <i>asphalt pvmt 6'w, inner loop</i>	\$28,821	\$28,821	
Recreational Trail Phase 2 <i>asphalt pvmt 6'w, outer loop 1</i>	\$21,643		
Recreational Trail Phase 3 <i>asphalt pvmt 6'w, outer loop 2</i>	\$42,014		
Concrete Walk & Curb	\$10,824	\$10,824	
Parking Area w. striping & symbols	\$15,537	\$15,537	
Stream - Seatwall Bank Protection	\$20,079	\$20,079	\$13,051
Horseshoe Pits (3)	\$2,120	\$700	
Stream Access Ramp (concrete vs CMU w. stone)	\$15,000	\$15,000	\$11,250
Stream Access Removable Barriers	\$3,500	\$3,500	\$1,800
Erosion & Sediment Protection	\$3,500	\$2,275	
Security Camera	\$2,800	\$2,800	(\$2,800)
Benches (8)	\$9,713	\$4,856	
Signs (5)	\$1,000	\$750	
Subtotal:	\$259,003	\$141,486	
Earth work - Phase 1	\$11,639	\$11,639	
Earth work - Phase 2	\$5,396		
Earth work - Phase 3	\$29,587		
Permit Fees	\$300	\$300	
Subtotal:	\$46,922	\$11,939	
*Construction Totals:	\$313,179	\$158,865	

	<u>All Phases</u>	<u>Phase 1</u>
*Construction Totals:	\$313,179	\$158,865
General Conditions (10%)	31,318	15,886
Overhead & Profit (15%)	46,977	23,830
Bonds & Insurance (5%)	15,659	7,943
Design & Construction Support Fees (12.5%)	39,147	19,858
Fees Subtotal:	\$133,101	\$67,518
PROJECT TOTALS:	\$446,280	\$226,383





Tioga County Industrial Development Agency

February 5, 2020 • 4:30 p.m. • Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

DRAFT

Regular Meeting Minutes

I. **Call to Order and Introductions** – Chairwoman J. Ceccherelli called the meeting to order at 4:30 p.m.

II. **Attendance**

IDA Board Members:

A. Roll Call: J. Ceccherelli, A. Gowan, M. Sauerbrey, T. Monell, J. Ward

B. Absent: None

C. Excused: K. Gillette, E. Knolles

D. Guests: C. Curtis, L. Tinney, J. Meagher, C. Haskell, M. Freeze,

M. Kiechle (*departed @ 4:47 p.m.*), B. Woods (*departed @ 4:52 p.m.*)

III. **Privilege of the Floor – M. Kiechle and B. Woods**

Newark Valley Depot: Marcia Kiechle reported she typically provides the IDA Board with a year-end report of the Depot activities, however, tonight wanted to detail the history and survival of an old building known as the Newark Valley Depot. Ms. Kiechle reported this is an IDA-owned building. In 1984, the IDA Board gave permission for Newark Valley resident, Ray Shaver, to restore the Depot after being closed from 1969-1984. In 2004, the Depot tourism train stopped running and Depot Friday Night Series began with four programs annually and approximately ten people in attendance. In 2019, the Depot's entertainment budget was \$6,800 offering entertainment free of charge to approximately 1500 people with fourteen programs annually. In 2020, the Newark Valley Depot will be celebrating and hosting their sesquicentennial (150 year) anniversary event. Ms. Kiechle thanked the IDA Board for their years of support and noted none of this would have been possible without their assistance. Ms. Kiechle distributed copies of the 2019 Final Report and the 2020 Depot Friday Nights brochure.

Mr. Woods addressed the IDA Board regarding the need to plan for future funding for the Depot's maintenance, as this is an IDA-owned building maintained by the Newark Valley Historical Society. Mr. Woods suggested developing a structure such as a Memorandum of Understanding between the two entities to determine party responsibility in regards to maintenance, scope of work, work requiring IDA review,

etc. J. Ceccherelli suggested scheduling a planning meeting to start the discussion process. A. Gowan inquired as to whether there are any grant opportunities through LDC (Tourism). L. Tinney reported there is no local funding specific to Tourism, as the Love NY Funding is specifically for marketing. L. Tinney reported there may be an opportunity through the Consolidated Funding Application (CFA) process, but a specific project would need to be identified.

Blodgett Road: Mr. Woods reported the water/migration issue continues to be a problem on Blodgett Road and eventually will result in a NYSEG and railroad issue. Mr. Woods reported he is meeting with the NYS DEC next week on another issue and plans to address this issue, as well. In 2012, Tioga County Soil & Water planted willow trees as a means of diverting the water, however, these have since been washed away. L. Tinney reported Mike Jura, Tioga County Soil & Water, has detailed a synopsis of the history of what has occurred and will continue to work with C. Curtis to explore possible options for remediation.

On a separate note, L. Tinney thanked Mr. Woods for his attendance at the TEAM Tioga 30th Anniversary event last week and his participation on the TEAM Tioga video.

IV. Approval of Minutes

A. January 8, 2020 Annual Board Meeting Minutes

Motion to approve January 8, 2020 Annual Board meeting minutes, as written.

(M. Sauerbrey, A. Gowan)

Aye – 5

Abstain – 0

No – 0

Carried

B. January 8, 2020 Regular Board Meeting Minutes

Motion to approve January 8, 2020 Regular Board meeting minutes, as written.

(M. Sauerbrey, A. Gowan)

Aye – 5

Abstain – 0

No – 0

Carried

V. Financials – The following financial reports were reviewed.

A. Balance Sheet

B. Profit & Loss –

C. Transaction Detail –

D. Loan Administration Fees – C. Curtis reported the IRP Loan Administrative Fees have been deposited in the checking account as income. This process needs to occur quarterly. The deposit is 1% of the principal paid throughout the year.

Motion to acknowledge financials, as presented. (A. Gowan, T. Monell)

Aye – 5

Abstain – 0

No – 0

Carried

VI. ED&P Update: L. Tinney

- A. **2020 Census Complete Count Committee** – L. Tinney reported Planning Director Jardine and the Census Complete Count Committee continue to be busy bringing awareness and stressing the importance of everyone being counted in the upcoming Census. L. Tinney reported Ms. Jardine will provide a brief presentation at the March 4, 2020 IDA meeting.
- B. **DRI** – L. Tinney reported C. Curtis, ED&P Deputy Director Woodburn, and Ag Development Specialist Griffiths have met with 15 individual project owners and the process is moving forward. L. Tinney requested IDA Board consideration for doing a video documentary from start-to-finish of the most visible projects. L. Tinney will start the process of obtaining quotes for IDA Board consideration at the March meeting. L. Tinney reported the administration fee for the DRI project is \$80,000. M. Sauerbrey inquired as to whether all project owners are committed. L. Tinney reported fallout is expected, as some projects will not go forward as planned or will require a modification from the original proposals. J. Ceccherelli inquired as to whether the potential fallout is due to flood insurance. L. Tinney reported this did not appear to be a factor at this time. J. Ward inquired as to whether the State allowed flexibility to reduce the original scope of work and L. Tinney reported there has been no expressed concern at this time. L. Tinney reported any funding not used due to change of work scope remains with the DRI for other project consideration. Construction is anticipated for May/June 2020.
- C. **Land Bank** – L. Tinney reported the Land Bank received offers on five properties for either outright purchases or rehabilitation projects.
- D. **Workforce Development** – L. Tinney reported the consultant is in the process of conducting in-person interviews.
- E. **Agriculture Update** – L. Tinney reported M. Griffiths is in the process of doing the 8-year agricultural district review for two districts and is in the process of completing the annual inclusion process.
- F. **Deliver Fresh/Engelbert Farm Meeting** – L. Tinney reported meeting scheduled for February 11, 2020 at the Engelbert facility in the Village of Nichols to discuss the virtual food hub.
- G. **Southern Tier Network Broadband** – Ms. Tinney reported a resolution went through two Legislative committees yesterday and presented for Legislature consideration at the February 11, 2020 Legislative meeting. The resolution authorizes the Chair of the Legislature to sign a MOU between the County and the Tioga County IDA. Ms. Tinney reported J. Meagher reviewed and approved the MOU. L. Tinney reported there is a possibility for 50% of the \$73,000 committed funds to be reimbursed through Empire State Development.
- Motion to authorize C. Curtis to execute MOU on behalf of the Tioga County IDA between the IDA and Tioga County (A. Gowan, J. Ceccherelli)**
- | | |
|----------------|--------------------|
| Aye – 5 | Abstain – 0 |
| No – 0 | Carried |

- H. **RBEG Equipment Lease Program** – L. Tinney reported she would like to establish an equipment lease-to-own program for small businesses. L. Tinney reported this

would be with use of RBEG USDA funds and similar to REAP's program. This would be a five-year lease-to-own program with a \$1.00 buyout at lease-end.

- I. **Taylor Garbage** – L. Tinney reported ED&P is assisting Taylor Garbage through Empire State Development and other agencies with the re-building of their facility due to fire on January 3, 2020.
- J. **TEAM Tioga Breakfast Event Budget** – L. Tinney acknowledged and thanked J. Meagher as one of the event sponsors and noted through the generosity of all sponsor support and ED&P's budget, there was no IDA funding required.
- K. **Owego Gardens** – L. Tinney reported final paperwork expected today from Fagan Engineers to Suez Water. L. Tinney reported Fagan Engineers is ready to pursue the bid process in the upcoming week. L. Tinney reported this is a two-part bid; water tank and water extension. M. Sauerbrey reported if there is an opportunity for consideration, the neighbors in the development are interested in establishing an addition egress and connecting the two neighborhoods for safety reasons.

VII. Project Updates: C. Curtis

- A. V&S – C. Curtis reported operations are underway as of January 27, 2020. C. Curtis anticipates receiving an invoice for \$6,400 for the water/sewer extension this spring. C. Curtis reported invoice totals from Fagan Engineers and Procon is \$263,124 of the \$300,000 grant. Ms. Curtis anticipates remaining grant funds will be needed and payable to Fagan Engineers for their services, however, will not exceed the grant amount.
- B. DRI –
 - 1. Homes and Community Renewal (HCR) Agreement – C. Curtis reported the sub-recipient agreement will be available for Board review/approval in April 2020 and then reimbursement can occur with Empire State Development. Ms. Tinney reported this would be a one-time reimbursement request.
- C. Owego Gardens II –C. Curtis requested authorization to submit RFP through Fagan Engineers, upon IDA Board review/approval and final design from Suez Water.
Motion to authorize submission of the RFP for the Owego Gardens water tank, upon IDA Board review/approval and final design from Suez Water.
(M. Sauerbrey, A. Gowan)

Aye – 5	Abstain – 0
No – 0	Carried

VIII. New Business: C. Curtis

- A. 231 Main Case #10206022 – J. Meagher recommended tabling discussion for Executive Session due to potential litigation.
- B. Lopke/Berry Property – C. Curtis reported the archaeological study is completed and there were no findings, therefore, phase 2 is not required.
- C. Blodgett Road, Newark Valley – C. Curtis will work with Mike Jura, Tioga County Soil & Water, to explore options and costs for remediation.
- D. Social Media TEAM Tioga Videos – L. Tinney reported TEAM Tioga purchased 12 videos for monthly social media streaming/posting.

E. Department of Labor – Correspondence received from NYS DOL acknowledging 1/10 of 1% is payable for any public work jobs performed. J. Meagher reported this has been in existence since 1995 and increased in 2005. The letter indicates signature is required within 30 days of letter.

ACTION: A. Gowan will sign the documentation acknowledging this law.

F. Ralph Kelsey Thank You Letter – The Board acknowledged Mr. Kelsey’s thank you letter.

IX. Old Business: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. Inero & Co. – Year-end audit is in progress. Auditors indicated a rough draft should be available by month-end for IDA Board review.
2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. IEDB BEDC Certification of Completion – C. Curtis completed the first course indicating there are three other required courses and two electives for full certification. Ms. Curtis reported she thought the course was very inspiring with good speakers and subject matter. C. Curtis reported she is interested in pursuing the other required courses.
3. Finance Committee: J. Ceccherelli, A. Gowan, K. Gillette –
 - a. Nothing to report.
4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, J. Ceccherelli
 - a. Nothing to report.
5. Harford Beaver Update – Ms. Curtis reported Cortland County Soil & Water visited the site and will send a detailed report. Determination has been made that there is no liability or legal responsibility on behalf of the IDA, therefore, no reimbursement will be payable to the homeowner. J. Meagher will draft and send an official letter to the homeowner regarding this determination.

X. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update: C. Curtis

1. V&S Sales Tax Exemption Report – C. Curtis reported V&S is submitting monthly sales tax reports and, to date, the company has used \$575,923.03 of their allowable \$671,200 sales tax exemption. Ms. Curtis reported there is a possibility the company may request an additional sales tax extension.

B. CNYOG – C. Curtis reported the year-end review revealed CNYOG was overbilled \$274,971.50 due to the inclusion of fire tax that erroneously occurred. Ms. Curtis reported reimbursement has been made. .

C. Town & County PILOT Invoices – C. Curtis reported the PILOT invoices were disbursed in January 2020.

D. Annual Lease Invoices – C. Curtis reported all annual lease invoices were distributed.

XI. Executive Session

Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:36 p.m. to discuss financial matters, property acquisition, and litigation matters. (T. Monell, M. Sauerbrey)

**Aye – 5
No – 0**

**Abstain – 0
Carried**

M.Sauerbrey motioned to adjourn Executive Session at 6:04 p.m.

XII. Adjournment – Meeting adjourned at 6:04 p.m

XIII. Next Meeting: Wednesday, March 4, 2020 at 4:30 p.m. Legislative Conference Room.

Respectfully submitted,

Cathy Haskell

IDA Executive Assistant

Tioga County Industrial Development Agency

02/28/20

Balance Sheet

Accrual Basis

As of February 29, 2020

	Feb 29, 20	Feb 28, 19	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	114,832.57	68,678.55	46,154.02
CCTC- Industrial Park	11,995.37	11,995.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,446.74	40,428.06	18.68
TSB- IRP 2016 (Formerly IRP 4)	170,325.73	231,147.84	-60,822.11
TSB- RBEG	132,057.11	205,569.05	-73,511.94
TSB- marketing	1,477.92	1,477.51	0.41
Total USDA Funds	<u>344,307.50</u>	<u>478,622.46</u>	<u>-134,314.96</u>
Total Restricted Cash Accounts	471,135.44	559,296.38	-88,160.94
CCTC- CDs			
Land Acquisition (879)	540,715.81	534,542.01	6,173.80
Capital Improvement (284)	318,847.13	315,216.99	3,630.14
Total CCTC- CDs	859,562.94	849,759.00	9,803.94
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	23,112.35	22,661.35	451.00
TSB-Crown Cork and Seal	300,105.67	105.67	300,000.00
Community- BestBuy PILOT Acct.	600,281.23	600,179.35	101.88
Total Temporarily Restricted Cash Acc	923,499.25	622,946.37	300,552.88
Unrestricted Cash Accounts			
TSB ICS	1,857,567.25	2,134,495.08	-276,927.83
TSB- checking	87,835.51	2,479,043.22	-2,391,207.71
TSB- general fund	125,627.92	125,535.16	92.76
Total Unrestricted Cash Accounts	<u>2,071,030.68</u>	<u>4,739,073.46</u>	<u>-2,668,042.78</u>
Total Checking/Savings	4,325,228.31	6,771,075.21	-2,445,846.90
Other Current Assets			
Accounts Receivable 1300.01	883,517.44	791,547.69	91,969.75
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	33,125.00	40,625.00	-7,500.00
Loan Rec - 2018-03-C	15,937.50	19,687.50	-3,750.00
Loan Rec - 2018-02-C	569.25	2,558.25	-1,989.00
Loan Rec - 2018-01-C	5,820.02	7,770.02	-1,950.00
Loan Rec - 2017-03-C	6,570.00	9,570.00	-3,000.00
Loan Rec - 2017-02-C	23,251.61	29,740.37	-6,488.76
Loan Rec - 2016-03-C	8,477.52	11,759.28	-3,281.76
Loan Rec - 2016-02-C	19,444.64	27,777.92	-8,333.28
Loan Rec - 2016-01-C	3,974.50	5,655.96	-1,681.46
Loan Rec - 2015-06-C	8,414.72	12,805.04	-4,390.32
Loan Rec - 2014-01-C	1,017.04	3,390.60	-2,373.56
Loan Rec - 2015-05-C	6,290.67	9,882.39	-3,591.72
Total Commercial Facade Loan Program	<u>132,892.47</u>	<u>181,222.33</u>	<u>-48,329.86</u>
RBEG			
Loan Rec - RBEG 2019 -06	75,602.62	0.00	75,602.62
Total RBEG	75,602.62	0.00	75,602.62
IRP 4			
Loan Rec - 2019 - 06A	94,503.26	0.00	94,503.26
Loan Rec 2018-02-A	7,780.60	9,267.44	-1,486.84
Loan Rec 2018-01-A	64,978.38	68,509.36	-3,530.98
Loan Rec 2017-05-A	10,727.92	15,432.75	-4,704.83
Loan Rec 2017-04-A	34,597.76	36,662.19	-2,064.43
Loan Rec 2017-03-A	14,836.66	16,856.27	-2,019.61
Loan Rec 2017-02-A	56,051.43	72,393.20	-16,341.77
Loan Rec 2017-01-A	18,398.26	20,785.86	-2,387.60
Loan Rec 2016-01-A	11,719.49	19,966.65	-8,247.16
Loan Rec 2015-03-A	0.00	4,917.73	-4,917.73
Loan Rec 2009-02-A	51,051.58	51,451.58	-400.00
Total IRP 4	<u>364,645.34</u>	<u>316,243.03</u>	<u>48,402.31</u>
IRP 3			
Loan Rec 2007-08-A	18,942.90	26,254.80	-7,311.90

Tioga County Industrial Development Agency

Balance Sheet

02/28/20

As of February 29, 2020

Accrual Basis

	Feb 29, 20	Feb 28, 19	\$ Change
Total IRP 3	18,942.90	26,254.80	-7,311.90
IRP 2			
Loan Rec 2011-03-A	22,844.76	34,452.31	-11,607.55
Total IRP 2	22,844.76	34,452.31	-11,607.55
Total Other Current Assets	1,463,445.53	1,314,720.16	148,725.37
Total Current Assets	5,788,673.84	8,085,795.37	-2,297,121.53
Fixed Assets			
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,257.05	584,257.05	17,000.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,078.30	0.00	2,078.30
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
Total Land-Louns	430,245.29	428,166.99	2,078.30
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,197,077.10	-1,175,790.43	-21,286.67
Total Fixed Assets	2,253,210.49	2,255,418.86	-2,208.37
TOTAL ASSETS	8,041,884.33	10,341,214.23	-2,299,329.90
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	462,389.00	462,389.00	0.00
2100 - Payroll Liabilities	0.00	1,646.82	-1,646.82
PILOT Payments			
Gateway Owego, LLC	1,600.00	1,500.00	100.00
Midwestern Pet Foods, Inc.	0.00	6,699.09	-6,699.09
Crown Cork and Seal	300,000.00	299,971.46	28.54
+ · 231 Main Town/County	0.00	3,251.14	-3,251.14
Owego Gardens	23,078.00	22,627.00	451.00
School - 231 Main Street	0.00	0.01	-0.01
Tioga Downs Racetrack	0.00	76,231.54	-76,231.54
CNYOG	0.00	2,028,603.05	-2,028,603.05
Best Buy PP	600,000.00	600,000.00	0.00
Hadco	0.00	61,047.13	-61,047.13
Rynone	0.00	9,230.48	-9,230.48
Total PILOT Payments	924,678.00	3,109,160.90	-2,184,482.90
Total Other Current Liabilities	1,387,067.00	3,573,196.72	-2,186,129.72
Total Current Liabilities	1,387,067.00	3,573,196.72	-2,186,129.72
Long Term Liabilities			
Loan Pay- IRP 4	222,620.13	232,632.80	-10,012.67
Loan Pay- IRP 3	192,027.10	202,342.67	-10,315.57
Loan Pay- IRP 2	123,432.31	134,427.04	-10,994.73
Loan Pay- IRP 1	61,543.98	69,112.00	-7,568.02
Total Long Term Liabilities	599,623.52	638,514.51	-38,890.99
Total Liabilities	1,986,690.52	4,211,711.23	-2,225,020.71
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,756,607.06	4,770,371.71	-13,764.65

Tioga County Industrial Development Agency

Balance Sheet

As of February 29, 2020

	Feb 29, 20	Feb 28, 19	\$ Change
Net Income	-107,715.88	-47,171.34	-60,544.54
Total Equity	6,055,193.81	6,129,503.00	-74,309.19
TOTAL LIABILITIES & EQUITY	8,041,884.33	10,341,214.23	-2,299,329.90

Tioga County Industrial Development Agency

Profit & Loss

02/28/20

January through February 2020

Accrual Basis

	Jan - Feb 20	Jan - Feb 19	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
IRP 4 - 2019 - 06A	636.97	0.00	636.97
RBEG 2019 -06	509.57	0.00	509.57
IRP 2			
2011-03-A	202.73	298.85	-96.12
Total IRP 2	202.73	298.85	-96.12
IRP 3			
2007-08-A	207.10	428.57	-221.47
Total IRP 3	207.10	428.57	-221.47
IRP 4			
2018-02-A	26.36	63.00	-36.64
2018-01-A	258.40	272.32	-13.92
2017-04-A	130.40	138.11	-7.71
2017-03-A	94.69	71.19	23.50
2017-05-A	47.68	67.22	-19.54
2017-01-A	77.92	87.83	-9.91
2017-02-A	242.15	310.03	-67.88
2016-01-A	106.44	174.74	-68.30
2015-03-A	0.00	59.41	-59.41
Total IRP 4	984.04	1,243.85	-259.81
Total Loan Interest Income	2,540.41	1,971.27	569.14
Loan Late Fee			
2016-02-C	20.83	0.00	20.83
RBEG 2019-16	24.30	0.00	24.30
IRP 4 2019-06-A	30.37	0.00	30.37
2018-01-C	5.00	0.00	5.00
2015-03 - 2015-03-A	0.00	10.00	-10.00
Loan Late Fee - Other	5.00	0.00	5.00
Total Loan Late Fee	85.50	10.00	75.50
Loan Administrative Fee	695.89	0.00	695.89
4110 - Grants			
Waverly Trade Center DOT Grant	0.00	10,880.00	-10,880.00
Total 4110 - Grants	0.00	10,880.00	-10,880.00
Interest Income-			
Interest Income- TSB ICS	1,700.19	3,447.35	-1,747.16
Community- Facade Improvement	4.62	5.26	-0.64
CCTC Loan Loss Reserve Account	1.72	3.27	-1.55
Community- Lounsberry	10.69	16.11	-5.42
TSB- checking	15.30	67.12	-51.82
TSB-general fund	8.54	16.23	-7.69
TSB- IRP 4	4.10	11.05	-6.95
TSB- RBEG	3.33	10.11	-6.78
TSB- marketing	0.04	0.07	-0.03
Total Interest Income-	1,748.53	3,576.57	-1,828.04
Leases/Licenses	2,972.00	414.11	2,557.89
4170 - PILOT Program Fees			
Owego Garden - Home Leasing	0.00	2,500.00	-2,500.00
Best Buy	0.00	2,500.00	-2,500.00
Total 4170 - PILOT Program Fees	0.00	5,000.00	-5,000.00
Total Income	8,042.33	21,851.95	-13,809.62

Tioga County Industrial Development Agency

Profit & Loss

02/28/20

January through February 2020

Accrual Basis

	Jan - Feb 20	Jan - Feb 19	\$ Change
Expense			
Grant Expense	78,529.50	0.00	78,529.50
Waverly Trade Center DOT Grant	0.00	10,880.00	-10,880.00
6120 · Bank Service Charges	18.00	15.00	3.00
Copies	0.00	40.01	-40.01
6160 · Dues and Subscriptions	850.00	55.00	795.00
Employee benefit			
IRA Company Match	207.68	294.24	-86.56
IRA	0.00	0.00	0.00
Total Employee benefit	207.68	294.24	-86.56
6180 · Insurance			
6190 · Disability (First Rehab Life)	243.27	0.00	243.27
Employee Health (SSA)	899.66	437.71	461.95
6185 · Property & Liability (Dryden)	10,678.20	9,803.08	875.12
Total 6180 · Insurance	11,821.13	10,240.79	1,580.34
6550 · Office Supplies	0.00	217.81	-217.81
6560 · Payroll Expenses			
Payroll Expenses - HSA	300.00	0.00	300.00
6560 · Payroll Expenses - Other	8,146.57	7,136.76	1,009.81
Total 6560 · Payroll Expenses	8,446.57	7,136.76	1,309.81
6250 · Postage and Delivery	27.45	36.37	-8.92
6270 · Professional Fees			
Administrative Services			
Tinney, M	300.00	500.00	-200.00
Haskell	775.00	775.00	0.00
Tinney	4,250.00	2,125.00	2,125.00
Total Administrative Services	5,325.00	3,400.00	1,925.00
6650 · Accounting			
Jan Nolis	805.00	1,355.00	-550.00
6650 · Accounting - Other	5,000.00	1,500.00	3,500.00
Total 6650 · Accounting	5,805.00	2,855.00	2,950.00
6280 · Legal Fees	2,475.00	8,212.50	-5,737.50
Total 6270 · Professional Fees	13,605.00	14,467.50	-862.50
6670 · Program Expense			
Water Tower	0.00	25,288.75	-25,288.75
Total 6670 · Program Expense	0.00	25,288.75	-25,288.75
Property Taxes			
Stanton Hill 9.64A Town Lot	234.97	0.00	234.97
96 · Smith Creek Rd	256.00	181.63	74.37
540 · Stanton Hill	177.83	21.03	156.80
Spring St	0.26	0.25	0.01
Berry Road (47)	149.85	106.32	43.53
Carmichael Road	4.43	3.95	0.48
Smith Creek Road	24.90	17.66	7.24
Glenmary Drive	10.49	11.03	-0.54
Metro Road	8.74	9.19	-0.45
Total Property Taxes	867.47	351.06	516.41
6770 · Supplies	128.57	0.00	128.57
6350 · Travel & Ent	1,256.84	0.00	1,256.84

11:18 AM

Tioga County Industrial Development Agency

02/28/20

Profit & Loss

Accrual Basis

January through February 2020

	Jan - Feb 20	Jan - Feb 19	\$ Change
Total Expense	115,758.21	69,023.29	46,734.92
Net Ordinary Income	-107,715.88	-47,171.34	-60,544.54
Net Income	<u>-107,715.88</u>	<u>-47,171.34</u>	<u>-60,544.54</u>

Tioga County Industrial Development Agency Transaction Detail

03/02/20

February 2020

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	02/04/2020			Loan pmt	625.00
Deposit	02/06/2020			Loan Pmts	1,384.84
Deposit	02/11/2020			Loan Pmt	169.54
Deposit	02/13/2020			Loan Pmts	1,562.57
Deposit	02/19/2020			Loan pmt	150.00
Deposit	02/25/2020			Loan pmt	273.48
Deposit	02/28/2020			Loan Pmt	299.31
Total Community- Facade Improvement					4,464.74
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	02/06/2020			Loan Pmts	3,969.37
Deposit	02/11/2020			Loan Pmts	1,615.36
Deposit	02/28/2020			Loan Pmts	917.35
Total TSB- IRP 2016 (Formerly IRP 4)					6,502.08
TSB- RBEG					
Deposit	02/11/2020			Loan Pmt	834.26
Total TSB- RBEG					834.26
Total USDA Funds					7,336.34
Total Restricted Cash Accounts					11,801.08
Unrestricted Cash Accounts					
TSB- checking					
Check	02/05/2020	6411	Christine Curtis	Jan 2020 HSA C. Curtis	-150.00
Check	02/05/2020	6412	Christine Curtis	IEDC BEDC Course - Hotel & Food Reimbursement	-1,256.84
Check	02/05/2020	6413	Procon Contracting	V&S Tioga Industrial Park Sewer & Water Extension - Pmt App No 2	-78,529.50
Check	02/05/2020	6414	Christine E Curtis	Pay Period: 01/19/2020 - 02/01/2020	-1,311.45
Check	02/05/2020	6415	Cathy Haskell	Jan 2020 Invoice # 134 Administrative Assistance	-775.00
Check	02/05/2020	6416	LeeAnn Tinney	Feb 2020 Professional Services	-2,125.00
Check	02/05/2020	6417	Excellus Health Plan	Feb 2020 Health Insurance Invoice 23531735	-437.71
Check	02/05/2020	6418	Thomas, Collison & Mea...	VOID: Services Jan 2020	0.00
Check	02/05/2020	6419	Thomas, Collison & Mea...	Services Jan 2020	-2,475.00
Deposit	02/06/2020			Lease Pmts	619.94
Deposit	02/06/2020			PILOT Fed Ex	27,550.66
Deposit	02/06/2020			PILOT CNYOG-Stagecoach	1,834,082.62
Deposit	02/11/2020			Lease pmt	633.10
Deposit	02/11/2020			PILOT Gateway	1,600.00
Check	02/12/2020	6420	Madison Tinney.	Invoice # 2020-03 January	-300.00
Check	02/12/2020	6421	Jan Nolis, CPA	Prof Svcs	-150.00
Check	02/12/2020	6422	Insero&Co	Invoice 99096; 2019 YE Audit	-5,000.00
Check	02/12/2020	6423	Dryden Mutual Insuranc...	Special Multi-Peril Policy SMP00013250-05 Term: 2/21/20 - 2/21/21	-10,678.20
Deposit	02/13/2020			Deposit	4,121.40
Check	02/19/2020	6424	Christine E Curtis	Pay Period: 2/2/2020 - 2/15/2020	-1,311.43
Check	02/19/2020	6425	Tioga County	IT Invoice#3095 Verizon Wireless	-40.01
Check	02/19/2020	6426	The Research Foundatio...	Invoice 1966684 Berry Archaeo Study	-2,078.30
Check	02/19/2020	6427	Franklin Templeton	Christine E Curtis; Simple IRA Feb 2020	-207.68
Check	02/19/2020	X	EFTPS	Feb 2020 Federal Tax Deposit	-781.96
Check	02/19/2020	X	NYS Division of the Trea...	Feb 2020 State Tax Deposit	-135.72
Transfer	02/20/2020			2020 PILOT Crown Cork Seal - wired to checking belongs in CCS	-300,000.00
Deposit	02/21/2020			Agency Fee Crown Cork	42,000.00
Check	02/21/2020	X	TSB	Transfer Fee - Crown Cork & Seal PILOT	-3.00
Deposit	02/25/2020			Lease Pmt	211.38
Check	02/25/2020	6428	Excellus Health Plan	Mar 2020 Invoice 24131091	-461.95
Check	02/25/2020	6429	Christine Curtis	Feb HSA C. Curtis	-150.00
Check	02/25/2020	6430	Tioga County Treasurer	2020 PILOT- CNYOG-Tioga Downs-231 Main-Midwestern-FedEx	-1,539,916.43
Check	02/25/2020	6431	Town of Nichols	2020 PILOT- Tioga Downs-FedEx	-25,647.94
Check	02/25/2020	6432	Town of Owego	2020 PILOT-CNYOG-231 Main	-446,281.31
Check	02/25/2020	6433	Town of Barton	2020 PILOT-Midwestern	-1,755.51
Deposit	02/28/2020			Lease Pmt	772.77
Deposit	02/29/2020			Interest	15.30
Total TSB- checking					-510,352.77
Total Unrestricted Cash Accounts					-510,352.77
TOTAL					-498,551.69

2020 Town & County PILOT Disbursements

	County	Recycle	Town of Barton	Town of Owego	Town of Nichols
CNYOG #1	\$ 1,163,660.22	\$ 66,830.55		\$ 395,244.16	
CNYOG #2	\$ 149,130.04	\$ 8,564.74		\$ 50,652.91	
Tioga Downs #1	\$ 9,583.26	\$ 550.38			\$ 1,872.35
Tioga Downs #2	\$ 8,226.11	\$ 472.44			\$ 1,607.19
Tioga Downs #3	\$ 88,128.60	\$ 5,061.34			\$ 17,218.34
Tioga Downs #4	\$ 3,420.46	\$ 196.44			\$ 653.49
231 Main	\$ 4,237.90	\$ 243.39		\$ 384.24	
Midwestern Pet Foods	\$ 7,902.61	\$ 453.86	\$ 1,755.51		
Fed Ex/ Nichols Cross Dock	\$ 21,991.11	\$ 1,262.98			\$ 4,296.57
Total	\$ 1,456,280.31	\$ 83,636.12	\$ 1,755.51	\$ 446,281.31	\$ 25,647.94
Check #	6430	6430	6433	6432	6431

*Spencer-Tioga Solar, Crown Cork & Seal, Gateway, Home Leasing/Owego Gardens:
 Town & County disbursements are made after school tax rates are established.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Curtis, Christine

From: Lisa Latus <lisa@zoglaw.com>
Sent: Thursday, February 27, 2020 4:03 PM
To: Curtis, Christine
Subject: [EXTERNAL] FREEDOM OF INFORMATION REQUEST, PILOT AGREEMENTS

Tioga County Industrial Development Agency
Attn: Christine Curtis
56 Main Street
Owego, NY 13827
607-687-8259

Dear Records Access Officer:

Under the provisions of the New York State Freedom of Information Law, Article 6 of the Public Officers Law I hereby request all PILOT agreements entered into by the Industrial Development Agency for renewable energy projects including, but not limited to, solar, wind, biomass, hydroelectricity and geothermal. The period of time for which documents are sought is January 1, 2010 to the present. Please provide me with the documents in electronic format if possible. I am able to provide USB(s) or a dropbox link upon request. Please inform me if the fees will exceed \$25.00.

Thank you,
Lisa Latus
Legal Assistant

The Zoghlin Group, PLLC
300 State Street, Suite 502
Rochester, NY 14614
Office: (585)434-0790
Fax: (585)563-7432



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VILLAGE OF OWEGO

2019 NYMS TARGET PROPERTIES

MAP TAX MAP			ADDRS	ADDRS				
ID	NUMBER	OWNER NAME	NUM	STREET	DESCRIPTION	MAILING ADDRESS	CITY_ST	ZIP
1	128.08-4-63	185 Main, LLC	185	Main St	Att row bldg	185 Main Street	Owego NY	13827
2	128.08-4-64	Katchuk, Roger	54	North Ave	Att row bldg	6 Courtly Circle	Owego NY	13827
3	128.08-4-65	Thompson, Kate	56	North Ave	Att row bldg	56 North Avenue	Owego NY	13827
4	128.08-4-66	JTWHITMORE PROPERTIES LLC	58	North Ave	Att row bldg	891 Straits Corners Rd	Candor NY	13743
5	128.08-4-67	JTWHITMORE PROPERTIES LLC	60	North Ave	Att row bldg	891 Straits Corners Rd	Candor NY	13743
6	128.08-4-68	Dominion Rental Properties LLC	62-64	North Ave	Att row bldg	138 Fred Catlin Rd	Owego NY	13827
7	128.08-4-69	Conti, Ellen	68	North Ave	Att row bldg	3705 Highview Drive	Endwell NY	13760
8	128.08-4-70	Fuller, Russell	70	North Ave	Att row bldg	70 North Avenue	Owego NY	13827
9	128.08-4-71	Lounsbury, John T	72	North Ave	Att row bldg	297 W. Whitcomb Hill Rd	Barton NY	13734
10	128.08-4-73	Lounsbury, John T	74-76	North Ave	Comm vac w/ imp	297 W. Whitcomb Hill Rd	Barton NY	13734
11	128.08-4-74	Lounsbury, John T	78	North Ave	Comm vac w/ imp	297 W. Whitcomb Hill Rd	Barton NY	13734
12	128.08-4-75	Lounsbury, John T	80	North Ave	Att row bldg	82 North Avenue	Owego NY	13827
13	128.08-4-76	Lounsbury, John T	82	North Ave	Att row bldg	297 W. Whitcomb Hill Rd	Barton NY	13734
14	128.08-4-1	Hitchings, John D	88	North Ave	1 use sm bld	369 Weiss Road	Owego NY	13827
15	128.08-7-18	Village of Owego	89	North Ave	Police/fire	178 Main Street	Owego NY	13827
16	128.08-7-19	Montana, Tony	81	North Ave	Res w/ comm use	81 North Avenue	Owego NY	13827
17	128.08-7-20	Harris, Samuel O	79	North Ave	Diner/lunch	79 North Avenue	Owego NY	13827
18	128.08-7-21	Dominion Rental Properties LLC	75-77	North Ave	Det row bldg	138 Fred Catlin Rd	Owego NY	13827
19	128.08-7-22	Dominion Rental Properties LLC	67-73	North Ave	Vacant Comm	138 Fred Catlin Rd	Owego NY	13827
20	128.08-7-24	Stalma, Jay	63	North Ave	Det row bldg	281 Glenmary Drive	Owego NY	13827
21	128.08-7-26	Dominion Rental Properties LLC	61	North Ave	Att row bldg	P.O. Box 105	Owego NY	13827
22	128.08-7-27	Dominion Rental Properties LLC	57-59	North Ave	Att row bldg	138 Fred Catlin Rd	Owego NY	13827
23	128.08-7-28	Deborah L Smith	55	North Ave	Att row bldg	324 Lord Road	Candor NY	13743
24	128.08-7-29	Deborah L Smith	53	North Ave	Att row bldg	324 Lord Road	Candor NY	13743
25	128.08-7-30	Curran, Harvey R	177	Main St	Att row bldg	324 Lord Road	Candor NY	13743



March 2, 2020

Christine Curtis
Tioga County Industrial Development Agency
Ronald Dougherty County Office Building
56 Main Street
Owego NY 13827

RE: Voigt & Schweitzer PILOT- sales tax exemption

Dear Ms. Curtis:

As you are aware, Voigt & Schweitzer, LLC (V&S) currently has a PILOT agreement in place with the Tioga County Industrial Development Agency (TCIDA).

Included in the PILOT is the benefit of sales tax exemption associated with the purchasing and equipping of the facility being constructed at Corporate Drive, Town of Owego.

The original amount of sales tax exemption approved by the TCIDA was \$671,200. The timeframe to complete the project was previously extended to 4/30/20.

Due to project and cost overruns, I am writing to request an increase in the amount of exemption and also an extension on the timeframe to complete the project.

Please consider increasing the total allowable sales tax exemption from \$671,200 to \$771,000 and extending the timeframe for completion from 4/30/20 to 8/31/20.

Thank you for your consideration of this matter.

Sincerely,

Robert Messler
Senior Vice President, Voigt & Schweitzer, LLC

Pasto - Spencer - Tioga County Sales Tax Exemption

Vendor Name	2018			2019			PROJECT TOTAL
	NY State Sales Tax Exemption (4%)	Tioga County Sales Tax Exemption (4%)	2018 Total	NY State Sales Tax Exemption (4%)	Tioga County Sales Tax Exemption (4%)	2019 Total	
Rasmussen Excavation LLC	\$ 3,011.51	\$ 4,517.27	\$ 7,528.78	\$ 11,879.28	\$ 17,818.92	\$ 29,698.20	\$ 37,226.98
RHL Companies, Inc.	\$ 12,495.12	\$ 12,495.12	\$ 24,990.23	\$ 493.26	\$ 493.26	\$ 986.52	\$ 25,976.75
Attala Steel Industries LLC			\$ -	\$ -	\$ 627.12	\$ 627.12	\$ 627.12
Gamechange Solar			\$ -	\$ -	\$ 87,219.53	\$ 87,219.53	\$ 87,219.53
Locus Energy Inc.			\$ -	\$ 5,987.57	\$ 5,987.57	\$ 11,975.14	\$ 11,975.14
SMA America, LLC			\$ -	\$ -	\$ 50,357.14	\$ 50,357.14	\$ 50,357.14
SolarBos Inc.			\$ -	\$ -	\$ 12,931.05	\$ 12,931.05	\$ 12,931.05
Sunbelt Transformer, Ltd.			\$ -	\$ -	\$ 13,972.08	\$ 13,972.08	\$ 13,972.08
Astroenergy Solar Panels			\$ -	\$ -	\$ 458,357.72	\$ 458,357.72	\$ 458,357.72
	\$ 15,506.63	\$ 17,012.38	\$ 32,519.01	\$ 18,360.11	\$ 647,764.39	\$ 666,124.50	\$ 698,643.51
				\$ 16,854.36		2019 Total	PROJECT TOTAL
		ST340-2018	\$ 34,024.76		Adjusted for Error 2018	\$ 664,618.75	\$ 697,137.75
		Error 2018	\$ 1,505.76		Program Max	\$ 672,986.00	\$ 672,986.00
					Net Over Max	\$ 24,151.75	\$ 24,151.75

Spencer-Tioga Solar, LLC
c/o True Green Capital Management LLC
315 Post Road West, 2nd FL
Westport, CT 06880

Tioga County Industrial Development Agency
56 Main St
Owego, NY 13827
Attn: Christine Curtis, Executive Administrator
Sent Electronically: CurtisC@co.tioga.ny.us

3/3/20

Re: Spencer-Tioga Solar, LLC Request for Additional Sales and Use Tax Exemption

Dear Christine and TCIDA Colleagues,

Reference is made to the Payment in Lieu of Taxes and related agreements dated as of May 24, 2018 by and between Spencer-Tioga Solar, LLC and the Tioga County Industrial Development Agency.

Thank you for your support throughout the Spencer-Tioga Solar, LLC solar project. It has been an exciting year of construction and as you know, we are happy to report that the systems are now in operation with the New York State Electric & Gas utility grid. We are nearing final completion of the construction phase with our prime contractor (final completion includes continued site stabilization monitoring and system performance monitoring).

As we wrap up the project in terms of producing a final accounting of all costs and cost overruns, we have determined that the project will exceed the sales and use tax exemption cap originally awarded to the project by approximately 4.0%. The numbers have been detailed below and, in the accompanying, excel spreadsheet, *CS-TGC ST-340 Breakdowns - 2019 (Spencer-Tioga Solar, LLC).xlsx*. As you know, we are working with a prime contractor, CS Energy, LLC (formerly Conti Solar, LLC). In addition to working with CS Energy, LLC, we have also procured certain equipment directly, including AstroEnergy Solar Panels, which during the time were approximately 15% higher in price than originally anticipated.

We would like to request an increase in the maximum sales and tax use exemption for the Spencer-Tioga Solar, LLC project. We recognize that this request is coming as the project nears completion and apologize for not catching this earlier. If you would like any further information, please reach out to us. Thank you again for your support and we look forward to the long-term operation ahead of clean energy, community solar farms in Tioga County.

Project Total	\$	697,137.75
Program Max	\$	672,986.00
Net Over Max	\$	24,151.75

Best Regards,

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Bruce Wiegand
Authorized Signatory